

This section describes the existing land uses in Napa County (County), characterizes surrounding land uses, discusses adopted plans and policies pertinent to the subject, and effects associated with the proposed General Plan Update. This analysis addresses direct and indirect land use impacts and identifies mitigation measures to lessen those impacts. Refer to Section 4.1 (Agriculture Resources) for discussions regarding agricultural land use.

4.2.1 EXISTING SETTING

REGIONAL SETTING

Napa County is located north of the San Francisco Bay Area, California. Napa County is bounded on the north and northeast by Yolo County, on the south and southeast by Solano County, and on the west by Lake and Sonoma counties (see **Figure 3.0-1**). Major cities in the neighboring counties (outside of Napa County) include the cities of Vallejo (Solano County), Benicia (Contra Costa County), Fairfield (Solano County), Vacaville (Solano County), and Sonoma (Sonoma County). Regional land use patterns generally consist of dense urban centers associated with the cities along Interstate 80 as well as near the Bay Area to open space, natural resources (wetlands, grasslands, forests, and mountain terrain) and agricultural activities with vineyard development as one of the most visually prominent activity (see Section 4.1, Agriculture, for a further discussion of agricultural activities).

LOCAL SETTING

Napa County is comprised of approximately 506,000 acres, approximately 479,000 (95%) of which is included within the unincorporated areas of the County. The remaining area is distributed among the five incorporated areas in the County: City of American Canyon, City of Callistoga, City of Napa, City of St. Helena, and Town of Yountville (see **Figure 3.0-2**).

Current land use patterns and development trends are discussed in the following subsections.

EXISTING LAND USE

Unincorporated Areas

Non-urban land uses comprise the vast majority of land within Napa County (see **Figure 4.2-1**). **Table 4.2-1** provides a detailed breakdown of current land uses for the unincorporated areas of the County¹. This summary includes a breakdown of land uses by land use category, treating separately land that is currently developed from land that is designated in that category but is currently categorized as vacant/undeveloped.

The following subsections describe land uses within the unincorporated portions of the planning area. For more detailed descriptions of land uses within these areas see the Baseline Data Report (Napa County, BDR 2005). The locations of these areas are shown in **Figure 4.2-1**.

¹ It is important to note that the Napa County GIS does not contain detailed land use information for areas within the five incorporated cities/towns within Napa County. Since data for the incorporated areas of the County is not available through the County's GIS, data for these areas were collected from individual city/town planning departments and using information from each incorporated area's General Plan.

4.2 LAND USE

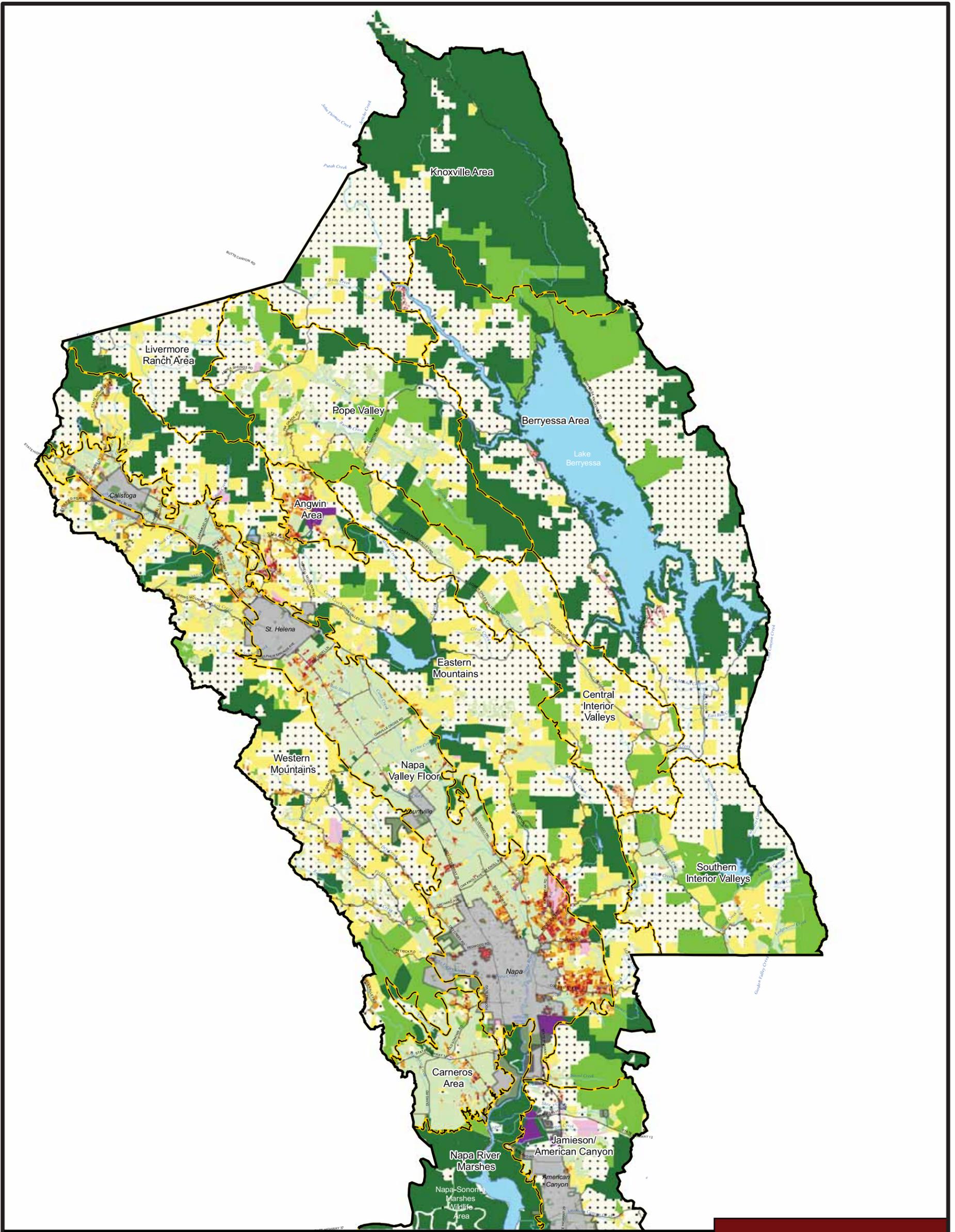
**TABLE 4.2-1
NAPA COUNTY LAND USE SUMMARY¹**

Land Use Category	Existing/ Developed Acres	% of Total	Designated/ Vacant Acres	% of Total	Total Acreage	% of Total
Commercial	2,173	0.4%	752	0.2%	2,925	0.6%
Industrial	855	0.2%	1,173	0.2%	2,028	0.4%
Public/Quasi- public	1,357	0.3%	189	0.0%	1,546	0.3%
Parks and Open Space	139,862	27.6%	0.00	0.0%	139,862	27.6%
Urban/Suburban Residential	3,620	0.7%	644	0.1%	4,264	0.8%
Rural Residential	8,426	1.6%	2,244	0.4%	10,670	2.0%
Rural Lands	67,992	13.4%	153,484	30.3%	221,476	43.7%
Agriculture	49,460	9.7%	197	0.0%	49,657	9.7%
Grazing	48,776	9.6%	0	0.0%	48,776	9.6%
<i>Total Unincorporated County</i>	<i>322,521</i>	<i>63.5%</i>	<i>158,683</i>	<i>31.2%</i>	<i>481,218</i>	<i>94.8%</i>
Incorporated Areas/Areas Outside Parcels/ Right-of-Way *	-	-	-	-	26,219	5.2%

Source: Woodbury, Napa County Conservation Development and Planning Department, 2006.

The BDR showed 89,823 acres of "Parks and Open Space". The draft General Plan (Table 4.2-1) shows 139,862 acres. The difference is the result of three factors: a more comprehensive database, different definitions, and new acquisitions of fee title and easements. Listed below are the most notable changes.

Location	Owner	Reason for Change
Napa Ranch	Fish and Game	Recent acquisition
Lake Curry Watershed	City of Vallejo	Not included in BDR
Vallejo Lakes Watershed	City of Vallejo	Not included in BDR
Milliken Reservoir Watershed	City of Napa	Not included in BDR
Hennessey Reservoir Watershed	City of Napa	Not included in BDR
Napa Salt Plant	Fish and Game	Recent acquisition
Fagan Marsh	Fish and Game	Identified as Public in BDR
Napa Marshes	Fish and Game	Identified as Public in BDR
Wild Lake Ranch	Land Trust	Recent acquisition
Kimball Reservoir	City of Calistoga	Not included in BDR
Bell Canyon Reservoir	City of St Helena	Not included in BDR
Easements east of Sugarloaf S P	Land Trust	Recent acquisition



LEGEND

- | | | |
|-----------------------|---------------------------------|----------------------------|
| Evaluation Areas | Land Use Classifications | Urban/Suburban Residential |
| Major Roads | Farming | Commercial |
| USGS Blueline Streams | Grazing | Public/Quasi-Public |
| Major Water Bodies | Parks/Dedicated Open Space | Industrial |
| | Rural Lands | Incorporated Cities/Towns |
| | Rural Residential | Vacant Lands |

Existing Land Use

Napa County



Horizontal Datum: NAD 83, CA State Plane Coordinates, Zone II, feet

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

Source: Napa County Conservation, Development and Planning Department. 2006.

Revised Date: 09/21/2006

File Name and Date



**FIGURE 4.2-1
EXISTING LAND USE**

Carneros/Napa River Marshes/Jamieson/American Canyon-Unincorporated

The Carneros Napa River Marshes/Jamieson/American Canyon-Unincorporated area (see **Figure 4.2-1**) is located in the southern portion of Napa County, north and east of the Napa River Marshes. Land uses in the area vary greatly due to the area's location adjacent to open space areas, agricultural areas, and the City of American Canyon. Land uses in the Carneros area are predominately agricultural, with 83% of the lands designated for farming and grazing areas. The Napa River Marshes area consists mainly of open space areas, with 87% of this area consisting of lands designated for parks and open space or public/quasi-public uses. In the Jamieson/American Canyon- Unincorporated area, the most predominant land use is rural lands, 34%, which is closely followed by grazing at 28%.

Napa Valley Floor-Unincorporated/Western Mountains Area

The Napa Valley Floor extends from the northern end of Napa County into the southern end, and is directly east of the Western Mountains region. Together, these areas comprise over 20% of the entire County land area. Many creeks run through this area, including Carneros Creek, Redwood Creek, Dry Creek, York Creek, Ritchie Creek, Mill Creek, and Nash Creek. This area is largely agricultural with vineyards, wineries, farming, and grazing uses. Over a third of the area of this region is vacant, and of the developed areas, farming and winery development is the most prevalent use. Rural lands are lands with low intensity development of primarily agricultural and residential uses. Vacant land is designated for development, but is currently not developed. The vast majority of land on the valley floor is primarily designated for farming and agriculture production, which may include vineyards and lands used for grazing. The Western Mountains Area consists of mostly vacant lands. As noted in Section 3.0 (Project Description), redevelopment of the Napa Pipe site (immediately south of the City of Napa) is currently being considered.

Livermore Ranch/Pope Valley/Knoxville Area

The Livermore Ranch/Pope Valley/Knoxville area is located at the northern end of Napa County. This area is mainly rural in nature, with almost half of all lands being vacant. This area has a high percentage of lands designated for parks and open space areas, approximately 27%. The vast majority of the land in the Knoxville area is designated for rural lands (54%), or parks and open space (37%). In Pope Valley, much of the land is under the Williamson Act contract (See Section 4.1, Agriculture Resources, for additional details), with 52% designated for rural lands, 33% for farming and grazing, and 14% for parks and open space. The majority of land in the Livermore Ranch area is vacant. The most predominant use is rural lands, which typically consist of large parcels used for vineyards or grazing.

Angwin Area

The Angwin area is the smallest of the unincorporated areas considered in this analysis and is located in the northern portion of Napa County, between Pope Valley and the Eastern Mountains. The majority of the land uses in this area are rural Lands, which typically contain vineyards or residences on large parcels greater than 10 acres. The next predominant land use is rural and urban/suburban residential development, occupying approximately 19% of the Angwin area, and generally consisting of low-density residential development. Farming and grazing uses comprise approximately 14.5% of the Angwin area. Important public uses in the Angwin area include the Pacific Union College, Howell Mountain School, and Parrett Field (an airstrip owned by the Pacific Union College). The Angwin area also includes approximately 900 acres of state owned land within the Las Posadas State Forest located near Moore Creek, just east of Las Posadas Road. As noted in Section 3.0 (Project Description), additional development of the Angwin area is currently being considered.

4.2 LAND USE

Eastern Mountains-Unincorporated/Central Interior Valleys Area

The Eastern Mountains and Central Interior Valley Unincorporated areas are located on the interior of Napa County between the Berryessa Area and the Napa Valley Floor. These areas account for 22% of Napa County and consist of mostly vacant lands, largely because the mountainous topography makes most lands undevelopable. The predominant land use designation in the area is rural lands, with over half of these lands vacant. Residential uses account for a very minimal portion of land uses, only 3%, and are mostly located along State Highway 128 in the Central Interior Valleys area, and east of the southern end of the Napa Valley Floor in the Eastern Mountains area. Public uses include the Napa State Hospital in the southernmost portion of this area located on the Napa-Vallejo Highway (SR 221).

Southern Interior Valleys

The Southern Interior Valleys area is located in the southeastern portion of Napa County, bordering Solano County. State Route 121 bisects the western portion of this area. Lake Curry is located in the central portion of the Southern Interior Valleys area, and Suisun Creek drains from Lake Curry, running a north-south direction. Approximately 67% of this area is classified as vacant, and 45% is designated as rural lands. The next largest land use in the area is grazing, approximately 17.5%, with very minimal residential development (less than 1%). Areas containing rural residential development with residences on parcels smaller than 5 acres are mostly located along Gordon Valley Road, Wooden Valley Road, and Monticello Road.

Incorporated Areas

For planning purposes, incorporated cities within Napa County define an area surrounding their boundary as a planning area, Urban Limit Line (ULL) or Sphere of Influence (SOI). A city's planning area or ULL generally extends beyond the city's jurisdictional boundaries. A SOI is generally very similar to a city's jurisdictional area, but can extend beyond a city's jurisdictional area to include places that are likely to be annexed by the city in the foreseeable future.

The purpose of a planning area, ULL, or SOI is to facilitate long-range planning and compatibility of land uses. While a defined planning area, ULL, or SOI does not give a city any regulatory power, it acts to inform the planning process by notifying the County and other nearby local and regional authorities that the city recognizes that development within this area has an impact on the future of the city. Under state law, cities are invited to comment on development within their planning area that is subject to review by the County. However, unincorporated portions of these planning areas ultimately remain under the jurisdiction of Napa County.

The following subsections describe land uses within the incorporated areas of the County.

City of American Canyon

The City of American Canyon is located in southern Napa County, adjacent to the Solano County and the City of Vallejo border. American Canyon has expanded over the past decade and a half, increasing in its population from 7,700 in 1990 and 9,700 in 2000. In 2005, American Canyon's population was estimated at 14,271 according to the California Department of Finance. American Canyon contains a mixture of old and new urban land uses. Older land uses consist of heavy industrial and commercial uses scattered along Highway 29 and areas of large lot residential development along the City's periphery.

The City of American Canyon is beginning the process of updating its general plan. During this process the ULL shown in the existing American Canyon General Plan is expected to be updated. The ULL will also be updated as a result of negotiations with the County stemming from the 2003 Memorandum of Understanding (MOU) related to housing issues. At present, the City's LAFCO-designated SOI essentially matches the current City boundary, with the addition of land anticipated to be included in the Town Center development. Land outside the City Limits but within the ULL is designated in the City of American Canyon as Low and Medium Residential, Residential Estate, Agriculture, Industrial, and Commercial Recreation. Areas of Low and Medium Residential (with overlays), and Residential Estate (with a Commercial Recreation overlay) are primarily located to the east of the City. Areas of Agriculture are located to the northeast, with Industrial areas located to the north, and Commercial Recreation to the west of the City Limits.

City of Napa

The City of Napa is the largest city in Napa County at 18.21 square miles (11,653 acres), with a population of approximately 76,167 in 2005, according to the California Department of Finance. The City of Napa is the County seat and is located in the southern portion of Napa County, approximately 4 miles north of American Canyon. The Napa River bisects the City. As previously mentioned, growth and land use patterns within the City of Napa are determined by the Rural Urban Limit² (RUL). Recent LAFCO action has resulted in the RUL and SOI being co-terminus, with few exceptions (in the Napa State Hospital and Syar area). However, notwithstanding this exception, the SOI includes a "slightly larger area" than the RUL. Two annexations to the City of Napa have been submitted by Ghisletta. The first annexation of 12,096 square feet (2093 Penny Lane) was approved by LAFCo in February 2006. The second annexation was for 141.9 acres (four parcels at 2003 Golden Gate) was submitted in August 2006, but has had no further action to date.

The predominant land use within the Napa RUL is residential, with 67% of the land within the RUL developed as residential. Other land uses include commercial (8%), industrial (4%), parks and public/quasi-public lands (12%), and undeveloped/agricultural land (9%). Major commercial areas are concentrated in downtown, the Soscol Avenue auto row, and commercial development along the City's major corridors. A majority of the County offices are located within the City. The City has a broad range of industrial uses, generally concentrated in the southern part of the City, in or near the Napa Valley Corporate Park. Industrial users located within or adjacent to the City boundaries include Blue Canary Inc. and Syar Industries. Other major industrial and heavy commercial areas occupy land along the east and west sides of State Route 29 south of First Street and between Soscol Avenue and the Napa River.

According to the Napa General Plan, as of 1994, the City had the development potential for 7,840 additional dwelling units and 3,171,968 square feet of commercial and/or industrial development. According to the California Department of Finance, the City of Napa had approximately 29,433 dwelling units in 2005.

Town of Yountville

The Town of Yountville is located in the Napa Valley Floor, halfway between the cities of St. Helena and Napa. As the least populated incorporated community in Napa County, the town limits of Yountville encompass an area of approximately 2.5 square miles (1,600 acres). The

² In 1975, the City of Napa adopted the RUL Line, which was intended to minimize development of property that is located within the RUL, and also in the unincorporated area.

4.2 LAND USE

Town's population consisted of approximately 3,252 people in 2005, according to the California Department of Finance. Existing land uses in the Town of Yountville are predominantly residential, with some retail and commercial development along Highway 29, catering mostly to the local wine and tourism industries. Some lands within the Town boundaries still support agricultural uses and are under the Williamson Act.

Little development has occurred in the town since 1998 due to a building moratorium put in place because of limited water availability. However, since the moratorium ended in October of 2004, a variety of recent projects have been approved or are under construction, including mixed-use, residential, affordable housing, and hospitality/tourism projects.

The SOI of Yountville is aligned with the Town's city limits, limiting future growth outside of the Town's current boundaries. Much of the Town's land west of Highway 29 is owned by the state. This state owned land includes the Yountville Veteran's Home, Yountville Golf Course, and a wastewater treatment plant co-owned by the Town and the Veteran's Home. Areas to the east and south of Yountville are primarily vineyards and wineries. Areas to the north consist of vineyards and some grazing lands. Most of Yountville is surrounded by prime agricultural land in the unincorporated area, which cannot be developed without voter approval, as specified by Measure J.

City of St. Helena

The City of St. Helena is located north of Yountville, with a population of 5,992, according to the California Department of Finance in 2005. The City of St. Helena encompasses 4.77 square miles (3,055 acres) and is composed of a core of residential and commercial uses surrounded by agricultural, woodlands and watershed, and park lands. These agricultural, woodlands, watershed, and park lands are located outside the ULL, but are within the City Limits. Although the City's planning area, urban limit Line (ULL) or Sphere of Influence (SOI) generally extends beyond the City's jurisdictional boundaries in many areas; growth is prohibited beyond the ULL without annexation.

The City of St. Helena is beginning the process of updating its general plan. Based on the City's existing General Plan, the largest land use in St. Helena is agricultural, which totals 47% of the total land use. Residential land uses account for 22% and woodland, watershed, open space, and park areas account for 21%. Only 6% of land in St. Helena is designated for commercial or industrial uses. Public uses account for 4%.

There are two main commercial areas in the City, the Central Business District, which contains most of the City's historic buildings, and the Service Commercial District. The area along Highway 29 is predominately designated as commercial or service commercial. Small pockets of office uses are located downtown and along Adams Street. Some newer subdivisions are located in the City, predominately north of the Napa River.

St. Helena has two designated Specific Plan areas, one north of Grayson Avenue and one along Adams Street on the east side of downtown St. Helena. The Specific Plan area north of Grayson Avenue is designated as Service Commercial, High Density Residential, and Agriculture. A specific plan is not anticipated to be adopted for this area in the near future. The other Specific Plan area is governed by the Highway 29 Specific Plan, which was adopted in 2005. This area consists of primarily commercial and mixed-use designations.

City of Calistoga

The City of Calistoga is the northernmost incorporated area in Napa County and encompasses approximately 2.5 square miles (1600 acres), located at the northern end of the Napa Valley Floor. Calistoga is the second least populated city, with a population of approximately 5,200, according to the 2000 Census. The City's SOI is coterminous with the City limits. The City's Planning Area or ULL covers a much larger area than the City limits, and extends nearly to the ridgelines east and west of the City.

The predominant existing land use within the City of Calistoga is agriculture, including intensive agriculture and vacant/low intensity agriculture (42%). Residential uses comprise about 33% of land use. The residential development in Calistoga is mainly single-family residential, with small pockets of multi-family residential, and two large mobile home parks. Calistoga also contains many single-family homes on large lots that are planted with grapevines. Commercial development is found mainly on Lincoln Avenue, which serves as Calistoga's main street. There is also a retail area located at the intersection of Foothill Boulevard and Petrified Forest Road. The majority of commercial and service uses in Calistoga are small, locally owned businesses. Several small office parcels are located along Washington Street. Parks and public uses also make up a relatively large percentage of the City's overall existing land uses (nearly 11%). This category includes several parks, the fairgrounds, a high school, and an elementary school. The Napa County Fairgrounds are located within Calistoga.

LAND USE CONSUMPTION TRENDS

There has been very little urbanization or urban development in the unincorporated areas of the County over the past fifteen years, while at the same time considerable growth has occurred in the wine industry and related development. The vast majority of growth and land development has occurred within the incorporated cities, predominantly within Napa and American Canyon. An analysis of building permits issued within Napa County unincorporated between 1999 and 2004 indicates that 368 building permits were issued, with a total of 300 residential building permits (5,393 acres), 54 permits for commercial building construction (2,408 acres), and 14 permits (439 acres) for other types of construction such as cellular communications sites or ancillary use structures.

As the information **Table 4.2-2** indicates, the majority of permits issued were for the Napa Valley Floor and Western Mountains areas. Eastern Mountains and Central Interior Valleys also constituted a significant portion of the construction activity, while the other areas underwent little to no new development.

Commercial

Table 4.2-2 also demonstrates minimal commercial development activity in unincorporated areas of Napa County. From 1999 to 2004, only 54 permits were issued for commercial construction. The total acreage of the parcels involved with these 54 permits was 2,408 acres, with the average parcel size of 45 acres. The fairly large parcel size is because most of these projects consisted of new wineries, expansion of existing wineries, and warehouses. On the Napa Valley Floor exclusively, all but two permits issued were related to the wine industry. The remaining two commercial permits issued in this area were for a combined retail and restaurant development, and an office building. The most notable commercial development has occurred in the County's Airport Industrial Area with 10 new commercial developments, including several new office complexes, one new industrial building, and several new warehouses.

4.2 LAND USE

Residential

Permits issued for residential construction constituted primarily single-family dwellings, mobile or manufactured homes, second dwelling units, guest houses/cottages, and additions to existing residences. As the information **Table 4.2-2** indicates, the Napa Valley Floor and Eastern Mountains areas contained the most new residential development, while the Livermore Ranch, Jamieson/American Canyon, and Knoxville areas contained the least amount of new residential development. The only residential development with greater than 3 new units was on a parcel located mostly in the Eastern Mountains and partially in the Napa Valley Floor area, which included 27 new modular homes.

Between 1999 and 2004, the unincorporated population of the County increased by 308 people, or 1%. When comparing that number to the residential permits approved in unincorporated areas of the County, 300 total between 1999 and 2004, the increase appears to be relative to the increase in population in the County. Approximately one permit was approved per additional person per year. The total acreage of parcels with approved residential permits during 1999 to 2004 was 5,393, with an average parcel size of 18.7 acres, indicating development mostly occurred on rural residential areas with larger parcels.

TABLE 4.2-2
SUMMARY OF BUILDING PERMITS APPROVED IN UNINCORPORATED AREAS OF NAPA COUNTY, 1999-2004

	Commercial	Residential	Other	Total
Angwin	2	6	0	8
Berryessa	0	44	1	45
Carneros/Napa River Marshes/Jamieson/American Canyon	13	29	4	46
Eastern Mountains/Central Interior Valleys	11	95	1	107
Napa Valley Floor/Western Mountains	27	116	7	150
Livermore Ranch/Pope Valley/Knoxville	1	8	0	9
Southern Interior Valleys 0 2 1 3				
<i>Total</i>	<i>54</i>	<i>300</i>	<i>14</i>	<i>368</i>

Source: Napa County Conservation Development and Planning Department, 2005.

4.2.2 REGULATORY FRAMEWORK

LOCAL

County Policies

Local Legislation/Initiatives

Two important voter-approved initiatives shape the policies and regulations of land planning and development in Napa County, Measure A and Measure J. The following discusses these two pieces of legislation that help form the basis for the Napa County's policies, goals and regulations pertaining to growth management and the protection of agricultural lands.

Measure A

Voters adopted the Napa County Slow Growth Initiative Measure A on November 4, 1980. This initiative ordinance for a slow growth general plan, reduction of costly urban sprawl, and the preservation of the County's unique character and agricultural lands resulted in the development of the Growth Management System Element of the current Napa County General Plan. For a full description of Measure A refer to Section 3.0 (Project Description).

Measure J

Measure J, the Agricultural Lands Preservation Initiative, enacted by a vote of the people on November 6, 1990, is intended to preserve the County's agricultural lands, which have a General Plan land use designation of Agricultural Resource (AR) or Agricultural, Watershed and Open Space (AWOS) (see **Figure 4.2-2**). Pursuant to the initiative and to resulting General Plan policies, any change to these land use map designations requires a vote of the people known as a Measure J vote. For a full description of Measure J refer to Section 3.0 (Project Description).

City General Plan Policies

The five incorporated cities and town in the Planning Area are not subject to the policies and regulations set out by the County's General Plan: American Canyon, Calistoga, Napa, St. Helena, and Yountville. Lands within these jurisdictions are regulated by the incorporated areas' respective General Plans and ordinances, which are specifically tailored to land use development issues within their planning areas. The following describes the plans and policies for these incorporated areas that are relevant to land use planning in Napa County. It should be noted that the cities of St. Helena and American Canyon have begun updates of their general plans.

City of American Canyon General Plan

The City of American Canyon has several policies in its General Plan related to land use planning. These policies address accommodation of new development within the Urban Limit Line and allow flexibility for urban growth on lands suitable for development adjacent to the City boundaries. The policies also encourage working with adjoining jurisdictions to preserve green space and working with the County to ensure consistent land use designations for areas within the sphere of influence and other lands immediately adjacent to the City (Policies 1.3.4, 1.4.5, 1.31.1, 1.31.7, 1.31.8, and 1.31, 12). Land outside the City Limits but within the ULL is designated as Low and Medium Residential, Residential Estate, Agriculture, Industrial, and Commercial Recreation.

4.2 LAND USE

City of Napa General Plan

The City of Napa General Plan has several General Plan policies related to land use planning and the preservation of surrounding agricultural lands. These policies primarily address the establishment of the RUL to create a finite and definable capacity for the City's future growth (Policies LU-1.1, LU-2.1, LU-2.2, LU-3.1, and LU-3.3). The General Plan also designates a greenbelt around the City's RUL.

Town of Yountville General Plan

The Town of Yountville General Plan has several land use policies primarily dedicated to the preservation of agricultural lands. The Town intends to maintain the existing relationship and boundary between the town and surrounding agricultural land until the year 2020 (Policies C.3.1.1 and C.3.1.2). General Plan designated land uses adjacent to the Town limits consist of Agricultural, Parks & Playfields, Public Facilities, and Residential (Single-Family Residential, Mixed Residential and Master-Planned Residential).

City of St. Helena General Plan

The City of St. Helena General Plan has several land use policies that directly relate to the Urban Service Area as a means to protect surrounding agricultural lands. The policies encourage low intensity uses adjacent to the Urban Limit Line and place specific requirements on residential development occurring on land outside of the Urban Limit Line (Policies 2.6.5, 2.6.60, 2.6.61, and 2.6.62). General Plan designated land uses adjacent to City limits consists of Agriculture, Open Space, Woodlands & Watershed, Low Density Residential, Medium Density Residential and Public & Quasi Public.

City of Calistoga General Plan

The City of Calistoga has policies that serve to maintain the rural quality of the unincorporated land within its planning area. The policies attempt to preserve agricultural and natural resources to provide a natural setting for Calistoga's identity (Policies LU-1, LU-2, LU-3, LU-6, and LU-7).

Winery Definition Ordinance

In 1990 Napa County adopted a Winery Definition Ordinance ("WDO"), which imposed a minimum parcel size of 10 acres for a winery (except for wineries that pre-dated the WDO, which have a one-acre minimum). This ordinance also requires that wines produced in Napa County use at least 75% Napa grown grapes, allows the County to set production limits and limits marketing activities (except for pre-WDO wineries). Exemptions from some regulations are provided for pre-Prohibition (1920) wineries.

Conservation Regulations

In 1991, Napa County enacted "Conservation Regulations" to address erosion control and stream setbacks. These regulations were adopted to protect the public health, safety, and community welfare, and to otherwise preserve the natural resources of the County of Napa. Further, these regulations are intended to ensure the continued long-term viability of County agricultural resources by protecting County lands from excessive soil loss, which if unprotected could threaten local water quality and quantity and lead ultimately to loss of economic productivity. The reader is referred to Section 4.11 (Hydrology and Water Quality) for further discussion of the conservation regulations.

Napa County Viewshed Protection Program (County Code 18.106)

The Viewshed Protection Ordinance was passed by the Board of Supervisors in December 2001 and amended in 2003. Its intent is to preserve the unique scenic quality of Napa County. More specifically, the regulations were adopted to “protect the public health, safety, and community welfare and to otherwise protect the scenic quality of the County both for visitors to the County as well as for its residents by ensuring that future improvements are compatible with existing land forms, particularly County ridgelines and that views of the County’s many unique geologic features and the existing landscape fabric of the County’s hillside areas are protected and preserved” (Napa County Conservation, Development and Planning 2001, as amended).

In short, the ordinance sets forth hillside development standards to minimize the impact of man-made structures and grading on views of existing landscapes and open spaces as seen from designated public roads within the County.

Airport Land Use Planning

Napa County has two public use airports, Napa County Airport and Parrett Field in Angwin. The Airport Industrial area, which includes the Napa County Airport, is located in the southern end of Napa County between the Cities of Napa and American Canyon along State Highway 29.

The following is a discussion of the two plan documents that apply to land use planning in the areas around airports in Napa County. Both plans include specific land use regulations affecting the area’s development patterns, as well as further development review requirements to ensure these areas are developed with the most compatible land uses for an airport area.

Napa County Airport Master Plan (1991)

The Napa County Airport Master Plan, adopted in 1991 is intended to plan for air traffic and airport-related development. The plan served as the foundation for airport improvements over a 20-year span. The primary focus of the plan was to improve the operational safety of the airport and to minimize potential environmental impacts. The plan recommended runway expansion to accommodate flight training activities and to reduce the frequency of flights over the residential areas to the west of the airport. Other recommendations included the installation of an Instrument Landing System, relocating based aircraft and other activities, as well as constructing hangers on the south side of the airport. The Master Plan is in the process of being updated.

1986 Napa County Airport Industrial Area Specific Plan

The 1986 Napa County Airport Industrial Area Specific Plan (Specific Plan) was intended to guide and facilitate development of the 2,645-acre Napa County Airport Industrial Area. Land uses in the planning area are General Industrial, Business/Industrial Park, and Institutional (airport). The Specific Plan outlines development standards for the industrial areas that will provide for a long-term industrial environment with minimal internal land use conflicts and proposes regional road improvements. The Specific Plan provides goals, objectives, and policies related to land use for the area.

Specific Plan goals include maintaining land use compatibility and minimizing land use conflicts, reserving sufficient land for future demands, providing land use policies that protect visual character of State Route 29, encouraging diverse industrial size and activity demands, and limiting commercial activities in the Plan area to the approved Montalcino resort project, the Gateway Commercial node, and to very minor accessory commercial activities. The Land Use

4.2 LAND USE

Element of the Specific Plan includes a General Land Use and Conservation Concept and policies for Light Industrial/Business Park Areas, General Industrial Areas, Airport Approach Zones, Natural and Cultural Resources, Growth Management, and Adjacent Areas.

Napa County Airport Land Use Compatibility Plan

The Napa County Airport Land Use Compatibility Plan (Compatibility Plan), adopted April 22, 1991 and amended December 1999, provides guidance to the Airport Land Use Commission in reviewing the land use plans and zoning regulations of affected local jurisdictions to ensure future development adjacent to the airports in the County is compatible with airport activities. The Compatibility Plan sets forth the type of actions subject to review; the review process; primary review policies related to land use actions, review of airport plans, plans for new airports and heliports; and supporting compatibility policies related to noise, safety, airspace protection, and overflight. The authority of the Airport Land Use Commission includes the review of general and specific plans for consistency with the adopted Compatibility Plan for determination of consistency. However, the governing body local jurisdictions including the Napa County Board of Supervisors may overrule the Airport Land Use Commission's determination if a public hearing is held to reconsider the proposed action; make a decision that the proposed action is consistent with the intent of the State Aeronautics Act; and pass a motion to override by a two-thirds vote.

Local Agency Formation Commission (LAFCO)

LAFCO is a state mandated local agency that administers California Government Code Sections 56000 et. Seq., also known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The Act charges LAFCO with the responsibility to encourage the logical formation and development of local agencies in a manner that preserves open-space and agricultural lands and discourages urban sprawl.

Land Use Map

The Land Use Map Provides a Generalized Picture of the Goals and Policies Contained in the Land Use Element Report Using Eight Broad Land Use Classifications and Eight Symbols. The Map Presents a Graphic Overview of the General Distribution and Location of Major Land Use Areas and Facilities.

Legend

General Plan

URBAN

-  Cities
-  Urban Residential
-  Rural Residential
-  Industrial
-  Public-Institutional

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Railroad
-  Airport
-  Airport Clear Zone
-  Landfill
-  Major Water Bodies

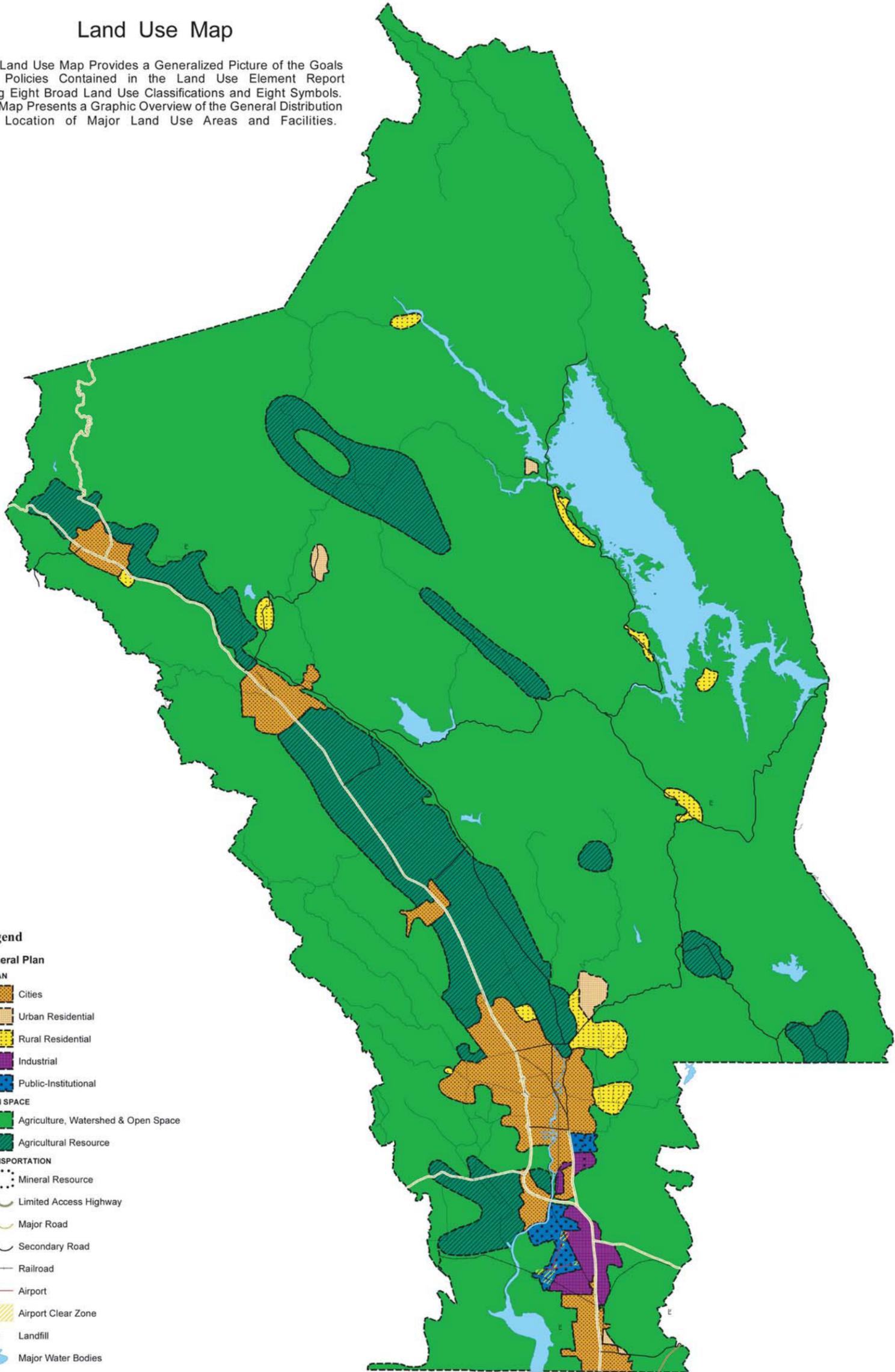


FIGURE 4.2-2
EXISTING GENERAL PLAN LAND USE MAP

A key objective of LAFCO includes the orderly formation of local government agencies that balance the competing needs in California for efficient services, affordable housing, economic opportunity, and conservation of natural resources. Other objectives include preserving agricultural land resources and discouraging urban sprawl.

LAFCO has created a set of Policy Determinations for Napa County. These Policy Determinations relate to the preservation of agriculture and open space lands; the promotion of orderly, well-planned development; spheres of influence; Countywide policies for urban development and service areas; and annexations. These policies address LAFCO's intent to deny the premature conversion of designated agricultural and open space lands to urban uses; provide for the effective, efficient, and economic provision of public services; outline policies for Special District Spheres; and define criteria for various types of annexations.

The LAFCO Commission of Napa County declares its intent to not permit the premature conversion of designated agricultural or open-space lands to urban uses through the following policies, as defined in the LAFCO Commission's Policy Determinations:

- 1) *Use of General Plan Designations.* The Commission will use the Napa County General Plan to determine designated agricultural and open-space lands.
- 2) *Timing of Urban Development.* The Commission shall guide development away from designated agricultural or open-space lands until such times, as urban development becomes an overriding consideration in providing for the health and welfare of the citizens of the County and the affected city.
- 3) Factors for evaluating proposals involving agricultural or open space lands. A proposal which includes agricultural or open-space designated land shall be evaluated in light of the existence of the following factors:
 - a) "Prime agricultural land", as defined by Government Code Section 56064.
 - b) "Open-space", as defined by Government Code Section 56059.
 - c) Land that is under contract to remain in agricultural or open space use, such as a Williamson Act Contract or Open-Space Easement.
 - d) Land which has a Napa County General Plan agricultural or open-space designation (Agricultural Resource or Agriculture, Watershed and Open-space).
 - e) The adopted general plan policies of the County and the affected city.
 - f) The agricultural economic integrity of land proposed for conversion to urban use.
 - g) The potential for the premature conversion of adjacent agricultural or open-space designated land to urban use.
 - h) The potential of vacant non-prime agricultural land to be developed with a use that would then allow the land to meet the definition of prime agricultural land under the Williamson Act.
- 4) *Encouragement of Reorganizations.* The Commission encourages reorganization proposals as a means of coordinating actions of local governmental agencies involving annexation of land to two public agencies.

4.2 LAND USE

REGIONAL

San Francisco Bay Conservation and Development Commission

The San Francisco Bay Conservation and Development Commission (BCDC) consists of 27 members who represent various interests in the Bay, including federal, state, regional, and local governments and the public of the San Francisco Bay region. In the public interest, the Commission is authorized to control both: (1) Bay filling and dredging, and (2) Bay-related shoreline development. The primary responsibility of the BCDC is to implement the San Francisco Bay Plan (Bay Plan). The Bay Plan was completed and adopted by the San Francisco Bay Conservation and Development Commission in 1968 and was transmitted to the California Legislature and the Governor in 1969. Protection of the Bay and enhancement of its shoreline are inseparable parts of the Bay Plan. Areas within the County adjacent to the Bay are within the jurisdiction of the BCDC and development activities within these areas are regulated by the Bay Plan.

FEDERAL

Bureau of Land Management

Proposed Resource Management Plan for Ukiah Field Office Planning Area

The Bureau of Land Management (BLM) prepared the Resource Management Plan (RMP) provide direction for managing public lands within the Ukiah Field Office planning area. The purpose RMP is to provide guidance in the management of the lands and resources administered by the Ukiah Field Office of the BLM. The Plan addresses conflicts between motorized, mechanized, and non-motorized/non-mechanized recreationists; protects sensitive natural and cultural resources from impacts due to increased recreational use and other land uses; provides guidance for wind energy development; and addresses other planning issues raised during the scoping process.

The Ukiah Field Office manages approximately 270,000 surface acres and 214,000 additional subsurface acres (mineral estate) in northern California. The geographic area includes all BLM managed public lands within the counties of Marin, Solano, Sonoma, Mendocino (south of the city of Willits), Lake, Napa, Yolo, Colusa, and Glenn. Public lands administered by the field office are influenced by the large urban centers of the San Francisco Bay Region and the Sacramento Region, particularly as many of Ukiah's public land visitors come from these areas. The Ukiah Field Office area of responsibility is not a continuous geographic area of public land. The management areas are spread across nine counties, generally bounded by Humboldt County to the north, San Francisco Bay to the south, the Sacramento River to the east, and the Pacific Ocean to the west. The planning area is separated into nine management areas. The Knoxville and Berryessa management areas are partially within Napa County. The Cedar Roughs management area is entirely within the County.

The Knoxville area includes approximately 35,000 acres, including about 24,000 acres of public land. It is located north of Lake Berryessa. The Cedar Roughs area includes approximately 12,000 acres, including about 6,700 acres of public land on the southwest side of Lake Berryessa south of Pope Creek and contains the Cedar Roughs wilderness study area. The Berryessa management area covers an area includes approximately 56,000 acres, including about 15,000 acres of public land east of Lake Berryessa, around Berryessa peak. The area is on a mountain ridge that is generally inaccessible to the public. The southern portion of Blue Ridge is included in this management area and does have public access.

4.2.3. IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

A land use impact is considered significant if implementation of the project would result in any of the following (based on State CEQA Guidelines Appendix G):

- 1) Physically divide an established community or create a conflict between adjacent land uses.
- 2) Substantial conflict with an adopted land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The reader is referred to Section 4.1 (Agriculture) regarding a further detailed analysis of land use compatibility issues with agricultural uses.

METHODOLOGY

An evaluation of the potential land use impacts associated with implementation of the proposed Napa County General Plan Update was based on a review of planning documents, including the various components and policies of the 1983 Napa County General Plan, Baseline Data Report (BDR) and other County regulations affecting planning and implementation of the proposed General Plan, and other local jurisdictions' general plans, to the extent they are directly or indirectly applicable to the County, other applicable community plans and specific plans, field reviews of the County, and consultation with appropriate agencies.

The focus of the land use analysis in this section is on land use impacts that would result from the proposed Napa County General Plan Update - i.e., the proposed policy document (Alternatives B and C), land use map, and other General Plan components. Specific impacts and Plan consistency issues associated with biological resources, visual resources, noise, traffic, public services/utilities, hydrology (including water supply and water quality), cultural resources, agriculture resources, population and housing, and/or geology are addressed in each technical section of this DEIR. The reader is referred to the relevant sections of this DEIR for a detailed analysis of other relevant environmental effects as they relate to a particular issue area.

PROJECT IMPACTS AND MITIGATION MEASURES

Division of Established Communities and Land Use Conflicts

Impact 4.2.1 Implementation of the proposed Napa County General Plan Update would not result in the physical division of established communities because the proposed General Plan Update consists of maintaining the overall land use patterns of the County rather than developing in a way that might divide established communities (e.g., development of a highway or establishment of land use patterns that divide existing communities). However, land use changes proposed under Alternatives B and C could conflict with existing land uses. (Less than Significant Impact - Alternative A, Significant and Mitigable - Alternatives B and C)

4.2 LAND USE

As previously noted, the County consists of established communities associated with the incorporated cities/town in Napa Valley, as well as unincorporated communities (e.g., Angwin, Livermore Ranch/Pope Valley/Knoxville Area and Berryessa) that have a unique character and identity. While the proposed alternatives vary in land use and growth potential, none of these alternatives would substantially alter the County land use patterns or result in the development of new physical feature (e.g., development of a new highway) that would result in the physical division of these communities. However, land use changes proposed under Alternatives B and C could conflict with existing land uses. These potential impacts are described further below by alternative.

Alternative A

Implementation of Alternative A would retain the existing land use pattern of the County and would not introduce any new land use or other physical feature that would result in the division of any of the communities in the County. This alternative would provide for continued slow residential and employment growth within existing areas consisting of these uses and/or designated for such uses and therefore would have a less than significant impact on the physical division of established communities. In addition, this alternative would not introduce any new land uses that would conflict with existing land uses in the County or adjoining communities (i.e., cities and adjacent counties). Thus, Alternative A's impact would be **less than significant**.

Alternative B

As noted in Section 3.0 (Project Description), Alternative B would involve some land use changes that would allow for additional development/ redevelopment (e.g., redesignation of Napa Pipe and Pacific Coast/Boca sites) within currently developed areas and would include limited, specific infrastructure and roadway improvements in the southern portion of the County. None of these modifications to the 1983 General Plan would introduce any new land use that would result in the division of any of the communities in the County, however locating residential uses on the Pacific Coast/Boca and the Napa Pipe site adjacent to the industrial uses and Syar quarry could result in land use conflicts if residents are disturbed by truck traffic, noise, dust, or vibration. This potential land use conflict is considered **significant** and mitigation measures are identified below to mitigate this impact.

In addition to the proposed land use map shown in **Figure 3.0-5**, Alternative B would include roadway improvements (associated with the proposed General Plan Update Circulation Element), extension of recycled water to Coombsville and Carneros, as well as policy provisions for trails and public open space (proposed Recreation and Open Space Element in the General Plan Update). The provision these improvements would be developed consistent with County design standards (e.g., provision of access points/driveways) would provide opportunities to improve connections within established communities and developed areas rather than physically divide them. The provision of public open space and recreation opportunities (as set forth in the proposed Recreation and Open Space Element) is anticipated to occur near (though not within) existing communities and are not expected to physically divide these communities. In addition, these recreational opportunities are proposed to consist of nature-based recreation (e.g., trails and wildlife viewing) which are not expected to conflict with existing rural and urban land uses in the County. The exact form and design of nature-based recreation facilities/features has not been determined and could potentially conflict with adjoining land uses in limited circumstances. However, current County Code includes provisions for buffering, landscaping and screening of recreation facilities (e.g., County Code Section 18.110.050 associated with off-street parking and 18.104.340 specifically requires the provision of buffers and/or fencing between new outdoor recreation uses and existing agricultural uses) that would mitigate these limited circumstances of potential land use conflict.

Alternative C

As noted in Section 3.0 (Project Description), Alternative C would involve some additional land use changes beyond Alternative B that would allow for additional development/redevelopment (e.g., redesignation of Napa Pipe and Pacific Coast/Boca sites and establishment of a new Rural-Urban Limit adjacent to the City of American Canyon) within and adjacent to currently developed areas and would include limited, specific infrastructure and roadway improvements in the southern portion of the County. None of these modifications to the 1983 General Plan would introduce any new land use that would result in the division of any of the communities in the County, however locating residential uses on the Pacific Coast/Boca site and the Napa Pipe site adjacent to industrial uses and operation of the Syar quarry could result in land use conflicts if residents are disturbed by truck traffic, noise, dust, or vibration similar to Alternative B. This potential land use conflict is considered significant and mitigable. This potential land use conflict is considered **significant** and mitigation measures are identified below to mitigate this impact.

Similar to Alternative B, Alternative C would also include roadway improvements (associated with the proposed General Plan Update Circulation Element), extension of recycled water to Coombsville and Carneros, as well as policy provisions for trails and public open space (proposed Recreation and Open Space Element in the General Plan Update). As identified under Alternative B, the provision of trails, open space and recreation opportunities and roadway/infrastructure improvements would not result in the physical division of established communities or land use conflicts.

Mitigation Measures

The following mitigation measure shall reduce impacts to a less than significant level associated with subsequent development of the Pacific Coast/Boca site and the Napa Pipe site in the event Alternatives B or C were adopted.

MM 4.2.1 The County shall adopt development standards for the Pacific Coast/Boca and the Napa Pipe sites which shall include, but not be limited to, buffering and visual screening features from existing industrial uses and Syar Quarry, design features that include, physical buffers (e.g. installation of plantings, landscape features, or walls in unique circumstances) to building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources) and implementation of other measures to address noise and vibration (see MM 4.7.1c and MM 4.7.2b).

Implementation of the above mitigation measure would require subsequent development of the Pacific Coast/Boca and Napa Pipe sites to provide buffering techniques that are typically used by cities and counties (and generally set forth in zoning codes to provide separation between potentially incompatible land uses to avoid land use conflicts. Noise mitigation measures identified in Section 4.7 (Noise) include performance standards involving screening and/or buffers to mitigate associated noise impacts. Implementation of these mitigation measures would reduce this impact to **less than significant**.

Conflicts with Relevant Land Use Plans, Policies or Regulations

Impact 4.2.2 Implementation of the proposed Napa County General Plan Update would not substantially conflict with applicable land use plans, policies, or regulations of other agencies that provide for environmental protection. (Less than Significant Impact - Alternative A, Significant and Mitigable - Alternatives B and C)

4.2 LAND USE

Land use plans affecting the unincorporated County consist of the Napa County Airport Industrial Area Specific Plan and the Napa County Airport Land Use Compatibility Plan. The general plans of the five incorporated cities within the County apply to those jurisdictions and the Lake Berryessa Visitor Services Plan, the Bay Plan, and the BLM Resource Management Plan apply to areas under BOR, BCDC, and BLM respectively. Regulations include those adopted by local, regional, state, and federal agencies for lands or resources under their jurisdiction.

As noted under Impact 4.2.1, the proposed Napa County General Plan Update and the associated three alternatives (A, B and C) would not substantially alter the existing land use pattern currently set forth in the existing Napa County General Plan Land Use Map, except where Alternatives B and C would change the designation of the Napa Pipe, Boca/Pacific Coast, and Hess Vineyard sites. Alternative C would also change the designation of areas adjacent to the so called "urban bubble" of Angwin, add a new "bubble" in Pope Valley, and include an RUL around the City of American Canyon.

Alternative A

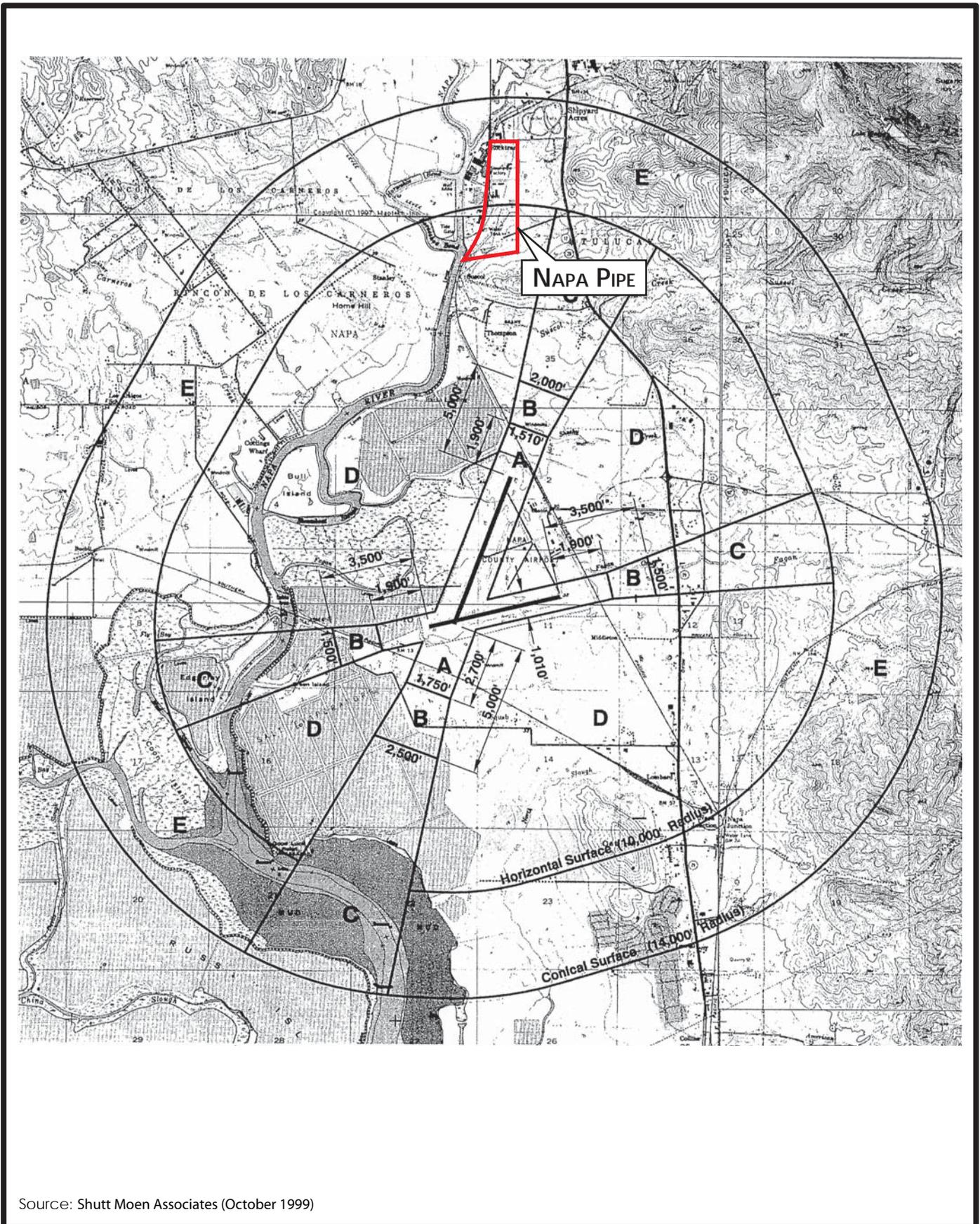
As discussed above and in the Project Description (Section 3.0), Alternative A would allow development to proceed under policies essentially identical to the existing 1983 General Plan. Slow housing and employment growth would continue principally within existing urban areas, no changes to agricultural or industrial areas would occur, and there would be no change to the amount of land designated for agricultural use. Planned growth would occur in already developed areas consistent with all existing adopted plans and policies. Thus, Alternative A would not introduce new land uses or designations adjacent to the cities, federal lands, state lands and the adjoining counties (Sonoma, Lake and Yolo counties land use designations adjacent to Napa County consist of agricultural, public, resource and rural uses) that would result in a conflict with their applicable plans. Therefore, Alternative A would not conflict with any relevant land use plans, policies or regulations and this impact would be **less than significant**.

Alternative B

Under Alternatives B, County sites adjacent (Napa Pipe and Pacific Coast/Boca sites) and within the City of Napa would be re-designated for alternate uses. They could also result in levels of activity that were unanticipated when the City of Napa's General Plan was last updated. However, the County's general plan is the governing document in the unincorporated area. Also, redevelopment of these sites would not affect undeveloped or "green field" sites adjacent to the City, or involve County-sanctioned development within the City's RUL, both of which could conflict with the City's General Plan provisions (e.g., City of Napa designated greenbelt and RUL policies). Instead, these alternatives would merely alter the land uses of currently developed areas (the reader is referred to Impact 4.2.1 regarding land use conflicts). Alternative B would not introduce a new land uses or designations adjacent to the other cities, federal lands, state lands and the adjoining counties (Sonoma, Lake and Yolo counties land use designations adjacent to Napa County consist of agricultural, public, resource and rural uses) that would result in a conflict with applicable plans.

Development of residential uses at the Napa Pipe sites could potentially conflict with the Napa County Airport Land Use Compatibility Plan. The southern portion of the Napa Pipe site is within Zone D of the Napa County Airport Land Use Compatibility Plan, which prohibits residential uses. **Figure 4.2-3** illustrates the land use compatibility Zone D in relation to the Napa Pipe Site. The Plan provides guidance to the Airport Land Use Commission in reviewing the land use plans and zoning regulations of affected local jurisdictions to ensure future development adjacent to the airports in the County is compatible with airport activities. The Plan sets forth the type of actions

W:\Napa County General Plan Update\AIR\ADEIR\ADEIR2 for Pat-Janet Review\New and Updated Figures for ADEIR v.3



Source: Shutt Moen Associates (October 1999)

0 2,500 5,000
Feet



FIGURE 4.2-3
LAND USE COMPATIBILITY PLAN- NAPA COUNTY AIRPORT
LOCATION OF NAPA PIPE WITHIN COMPATIBILITY ZONE D

PMC

subject to review; the review process; primary review policies related to land use actions, review of airport plans, plans for new airports and heliports; and supporting compatibility policies related to noise, safety, airspace protection, and overflight. Residential development on the southern third of the Napa Pipe site would conflict with this plan, and would result in a **significant impact**, for which mitigation is included below.

Alternative C

Alternative C includes the re-designation of two existing urban designated areas adjacent to the cities of Napa and Calistoga to Agricultural Resource. However, these modifications would not result in any conflicts with their general plans. This alternative also includes development of residential and mixed uses at the Napa Pipe and Pacific Coast/Boca sites similar to Alternative B. As noted above under Alternative B, redevelopment of these sites would occur within the unincorporated County and would be subject to the County's general plan. However, their redevelopment would also not affect green-field sites or conflict with the City's longstanding RUL policies. Instead, this alternative would merely alter the land uses of currently developed areas under County jurisdiction.

As noted above under Alternative B, the southern portion of the Napa Pipe site is within Zone D of the Napa County Airport Land Use Compatibility Plan, which prohibits residential uses. Thus, residential development on the Napa Pipe site would result in a **significant impact**, for which mitigation is included below.

Alternative C would establish a new RUL around the City of American Canyon that is different than the Urban Limit Line (ULL) illustrated in the City's current general plan. This conflict would not be considered significant, since the County's general plan is the governing document in the unincorporated area, and the proposed RUL would be consistent with the formally adopted (by LAFCO) Sphere of Influence (SOI) for the city. Also, the City-County MOU anticipated establishment of a new RUL, and the City has begun an update to its general plan which will review the ULL. Urban development within the proposed City of American Canyon RUL could result in conflicts with the Napa County Airport Land Use Compatibility Plan; however, the potential extent of this impact is not known given the uncertainty of the future mix of land uses. The mix of land uses would ultimately be determined by the City of American Canyon if and when annexation occurred, and would require review under the Airport Land Use Compatibility Plan.

Mitigation Measures

MM 4.2.2 Residential development at the Napa Pipe site could conflict with the Airport Land Use Compatibility Plan if it occurred within the "D" Zone, which essentially covers the southern one third (about 50 acres) of the site. To reduce this impact to less than significant, the County would ensure that any future development plan for the Napa Pipe property does not include residential use or other incompatible uses in the D Zone.

Implementation of this mitigation measure would reduce the potential for conflicts with existing plans to a level of **less than significant**.

4.2 LAND USE

REFERENCES

- County of Napa, 1998. *Napa County General Plan*. Adopted June 7, 1983, revised December 3, 1998.
- Natural Resources Conservation Service (NRCS). Soil Survey of Napa County, California (April 1993).
- Napa County Code 2005. Napa County, January 2006 Update.
- Napa County Conservation Development and Planning Department. 2005. Land Use Summary Table. April 2005.
- Jones & Stokes/Edaw. 2005. Napa County Baseline Data Report, Version 1. November. (J&S 03559.03)Oakland, CA.
- Napa County. 1983. *Napa County General Plan Land Use Element*. Napa County, 1983.
- Napa County Agricultural Commissioner. Agricultural Crop Reports- 1964, 1974, 1984, 1994, and 2004. Napa County, CA.
- Napa Valley Airport District. Draft Napa County Airport Master Plan. Prepared by: Mead & Hunt. August 2003.
- San Francisco Bay Conservation and Development Commission Website. Available at: <<http://www.bcdc.ca.gov/>>. Site accessed: January 2007.
- State of California, Department of Finance, *E-5 / County Population and Housing Estimates, 2005, Revised 2001-2004, with 2000 DRU Benchmark*. Sacramento, California, May 2005.
- United States Bureau of Land Management. Proposed Resource Management Plan and Final Environmental Impact Statement, Volume I. June 2006.
- Woodbury, John. Napa County Conservation, Development and Planning Department. Electronic Communication. September 25, 2006.